

12-359

American Title Services
321 SW Main Blvd. Suite 105
Lake City, FL 32025

Elizabeth R. Wellborn, P.A.
350 Jim Moran Blvd. Suite 100
Deerfield Beach, FL 33442
954-354-3544
File Number: A12OWYC 185
Will Call No.:

Inst: 201212017563 Date: 11/28/2012 Time: 11:34 AM
Doc Stamp-Deed: 0.00
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1245 P: 892

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Special Warranty Deed

This Special Warranty Deed made this 26th day of November, 2012 between **Federal National Mortgage Association aka Fannie Mae** whose post office address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, grantor, and **Columbia County Board of County Commissioners**, a corporation whose post office address is **Post Office Box 1529, Lake City, FL 32056**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Lot 5, Block A, BELLAIRE, according to the map or plat thereof as recorded in **Plat Book 3, Page 66, Public Records of Columbia County, Florida**.

Parcel Identification Number: 34-3S-17-06983-000

This Deed is being signed per the authority granted in that certain **Limited Power of Attorney to Execute Documents from Fannie Mae to Elizabeth R. Wellborn, P.A.** filed of record in **Book 5525, Page 0161-0162**, of the **Public Records of Columbia County, Florida**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Richard M. Perez
Witness Name: Tameka Runchess Atcha

Federal National Mortgage Association

By: Maureen Dockerty
Maureen Dockerty, as Authorized Signer on
behalf of Elizabeth R. Wellborn, P.A., as
Attorney in Fact for Federal National
Mortgage Association a/k/a Fannie Mae

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28th day of November, 2012 by Maureen Dockerty, on behalf of Elizabeth R. Wellborn P.A., as Attorney in Fact for Federal National Mortgage Association a/k/a Fannie Mae, on behalf of the corporation. She ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public Regla M Perez

Printed Name. Regla M Perez

My Commission Expires: _____